

**LEON COUNTY
GROWTH AND ENVIRONMENTAL MANAGEMENT
DEVELOPMENT REVIEW COMMITTEE STAFF REPORT**

DATE OF DRC MEETING: October 5, 2005

STAFF RECOMMENDATION: ***APPROVAL WITH CONDITIONS***

PROJECT NAME: **River's Landing Subdivision** (Site Plan- LSP- 050038)

OWNER: Ghazvini Properties, LLC
2811 E. Gadsden Street
Tallahassee, FL 32301
(850) 222-3422

APPLICANT: Same

AGENT: Moore Bass Consulting, Inc.
805 N. Gadsden Street
Tallahassee, FL 32303
(850) 222-5678

PROJECT SUMMARY:

The request is to develop a 343-unit single-family attached and detached (99 attached units and 244 detached units) subdivision with public street infrastructure. The site is located off of Tower Road approximately ½ mile west of US 27 N. The parcel is inside the Urban Service Area (USA) and the Mixed Use-B Future Land Use Category. The parcel is zoned Single-and-Two-Family Residential (R-3) zoning district. The development proposes a density of 4.33 units per acre consistent with the density permissible in the R-3 district and the low density residential pattern in the Mixed Use-B Future Land Use Category.

The site is approximately 79.15 acres +/- with two wet detention stormwater management facilities that will be dedicated to and maintained by Leon County. There are three common open areas; two of the open areas are intended for passive recreation.

Potable water and central sanitary sewer will be provided by Talquin. Public street access is proposed from Tower Road.

DATE OF PRE-APP: May 18, 2005

DATE OF TECHNICAL
STAFF REVIEW: July 13, 2005

STAFF PLANNER: Scott Brockmeier, Planner II

TAX ID#: 25-36-20-853-000-0

PARCEL SIZE: 79.15 acres +/-

LOCATION: The site is located off of Tower Road approximately ½ mile west of US 27 N (North Monroe St) in Township 2N, Range 2W, Section 36

TYPE REVIEW: Type "C" Review per Section 10-1479.1

ACCESS: Tower Road (Minor Collector)

ZONING DISTRICT: R-3, Single and Two Family Residential District/

FUTURE LAND USE: Mixed Use-B

INSIDE/OUTSIDE
URBAN SERVICES AREA: Inside

ZONING PATTERN: North: Tower Road
South: Rural
East: Light Industrial
West: Light Industrial

ADJOINING EXISTING
LAND USES: North: Tower Road
East: Talquin Sewage Treatment Plant
West: Crowder Excavation Pit
South: Vacant State Property (DEP)

PERMITTED USE
VERIFICATION: VC050059

APPROVAL BODY: Leon County Board of County Commissioners (LCBCC)

Site Plan and Subdivision Review Criteria: In deciding whether to approve, approve with conditions, or deny a site plan, the Development Review Committee shall determine pursuant to Section 10-1479.1, Section 10-1482 and Section 10-852.2.C.(4), Type "C" Review:

- (a) *Consistency with the Comprehensive Plan.*
- (b) *Whether the design standards and requirements set forth in the Subdivision and Site and Development Plan regulations have been met (Article XI);*
- (c) *Whether the applicable criteria of the Environmental Management Act have been met (Article VII);*
- (d) *Whether the standards and requirements of the zoning code have been met (Article X); and*

(e) *Whether the requirements of other applicable regulations or ordinances which impose specific requirements on the proposed development have been met (Articles XII, Article VI, Article XIII, Article XIV, Article XV, Article XVII, if applicable, Article XVIII)*

Growth and Environmental Management Staff Findings: The staff is generally responsible for reviewing site plan application to ensure that the application meets the applicable requirements set forth in the Zoning, Site Plan, and Subdivision Regulations (Chapter 10 of the Leon County Code of Laws).

Pursuant to the review criteria identified in Section 10-1479.1, Type "C" Review, the Growth and Environmental Management Department findings are as follows:

Comprehensive Plan issues and specific applicable policies:

Finding # 1: The site is located in the Mixed Use-B Future Land Use Category. The Mixed Use-B Future Land Use Category (Future Land Use Element) allows low density residential development at rate of eight dwelling units per acre. Allowed land uses in the Mixed Use – B future land use category are regulated by site specific zoning (subject parcel zoned R-3) which takes into account the availability of urban infrastructure and land use patterns that may be unique to different areas within this land use category.

The proposed site and development plan is consistent with the MU-B category

See comments from the Tallahassee-Leon County Planning Department.

Finding # 2: Concurrency (Section 10-140):

According to the Concurrency Management Section, there is insufficient capacity on Tower Road eastbound. Significant impacts to segments of Capital Circle N.W., N. Monroe Street and Old Bainbridge Road are anticipated. Mitigation of transportation impacts is required. Provide the improvements necessary to eliminate the deficiencies or provide the "pro-rata share" contribution amount offered by the Concurrency Management Section.

Finding # 3: Stormwater Management Facilities (Section 10-208):

There are two wet detention stormwater facilities proposed. The design and construction of a stormwater management system shall be consistent with the requirements of this section and any other requirements in Article VII that apply. It appears some of the fencing and maintenance right-of-way for the southeastern pond encroaches lots 69 and 70 Block "A". Staff defers to comments from Environmental Compliance regarding compliance with this section.

Finding # 4: Pre-Development Reviews(Section 10-346):

A Natural Features Inventory (NFI) was completed and approved on April 29, 2005. The Environmental Impact Analysis (EIA) was subsequently completed and approved on September 21, 2005.

Finding # 5: Zoning District and Development Standard Issues (Sections 10-1216):

The subject parcel is located in the Single Family and Two Family residential zoning district (R-3). The R-3 zoning district is intended to be located in areas designated Mixed Use-A, B, or C on the Future Land Use Map of the Comprehensive Plan (See Finding #1). The R-3 zoning district is intended to provide a wide range of single family and two family housing types. The maximum

gross density permissible in this district is eight (8) dwelling units per acre. Some community and recreational facilities related to residential uses are also permissible.

The following specific design criteria and development standards for single family attached and detached residential development in the R-3 zoning district is required:

Minimum Lot or Site Area			
Single Family Detached		Single Family Attached	
Minimum Lot Area:	5,000 square feet lots	Minimum Lot Area:	3,750 square feet end units; 2,400 interior unit
Minimum Lot Width:	50 feet	Minimum Lot Width:	30 feet interior; 40 feet corner lot
Minimum Lot Depth:	100 feet	Minimum Lot Depth:	80 feet
Minimum Lot Frontage:	15 feet <i>per Section 10-1527(h)(1)</i>	Minimum Lot Frontage:	15 feet <i>per Section 10-1527(h)(1)</i>

Minimum Building Setbacks			
Single Family Detached		Single Family Attached	
Front	20	Front	20 feet
Side Corner:	15 feet	Side Corner:	15 feet
Side Interior:	7.5 feet or any combination that equals 15 feet, provided no setback is less than 5 feet	Side Interior:	N/A
Rear Yard:	25 feet	Rear Yard:	25 feet

Maximum Impervious Surface Area:

N/A

Maximum Building Restrictions:

Maximum length of 8 units (Attached units).

Maximum Height:

3 stories

The proposed site and development plan complies with these minimum standards.

Finding # 6: Buffer Zone Standards (Section 10-923):

The Type "D" buffer on the eastern and western portions of the site is encumbered within residential lots. The site and development plan must be revised so that buffers must be situated in adequate space (30 feet) outside of residential lots.

Finding #7: Conservation/Preservation Area (Sections 10-953, 973, & 974):

The proposed development must comply with all applicable regulations pertaining to conservation and/or preservation areas (Article VII of the Leon County Land Development Code, and the Conservation and Land Use Element of the 2010 Comprehensive Plan). The environmental review identified that approximately the southern half of the property is located in the Autumn Woods closed basin. There were no additional preservation and/or conservation areas identified on the

subject parcel. The project was design to accommodate closed basin standards. A Natural Features Inventory and an Environmental Impact Analysis for the project have been reviewed and approved by the Environmental Compliance Division.

Finding #8: Required Parking (Section 10-1028):

Parking for residential uses is based on the number of bedrooms per unit. The off-street parking requirements for conventional single family homes is 2 spaces for 1, 2, & 3 bedroom units and 3 spaces for 4 bedroom units. The parking for the single family attached and detached residential units is demonstrated with a typical lot layout/parking detail on page 3.0. According to Section 10-1029, Schedule 6-2, residential (other than detached) requires 0.5 visitor parking spaces per unit. On-street parking provided in accordance with the dimensions for parallel spaces may count toward visitor parking requirements. On-street parking is not proposed. Streets are proposed to be 26 feet wide (22' driving lanes with 2 feet of curb and gutter on each side). This width is not sufficient to accommodate on-street parking and travel lanes. On-street parking was encouraged at Pre-application and Technical Review. The proposed layout proposes off-street parking and is consistent with the requirements of this Section.

Finding #9: Accessory Structures (Section 10-1102):

There is one utility accessory structure (lift station) proposed at the northeast corner of the site. Accessory structures must be located at least seven and one half feet from the property line, and a minimum of six feet from any other structure. They may not be located in a buffer or landscape area, nor in the front or side corner yard. The applicant has provided a Type "D" buffer between the adjacent lot 13 Block "A" and the lift station. The proposed accessory structure is consistent with the requirements of this Section.

Finding #10: Compliance and Consistency with Comprehensive Plan (Section 10-1407 and 10-1408):

In order to comply with the procedural and design requirements of the County land development regulatory process and the Comprehensive Plan with the conditions for "recommendation of approval" listed at the conclusion of this report. At the time of final plat submittal, that plat shall be designed to comply with state statutes.

Finding #11: Permitted Use Verification (Section 10-1477):

The proposed 343 unit residential attached and detached subdivision is consistent with the approved PUV VC050059. The approved PUV certificate indicates that the parcel is eligible for a 400-unit subdivision which requires a Type "C" site and development plan review.

Finding #12: Type "C" Review (Section 10-1479.1):

Staff has determined that the application is sufficiently complete at the required level of detail to recommend approval with conditions. The deficiencies included in this report and in the reports of the other members of the Technical Review Staff must be addressed prior to final approval.

Finding #13: Site and Development Plan review process, Article XI, Section 1481:

The applicant is required to submit a draft copy of the HOA covenants and restrictions. These documents must be approved by the County Attorney's Office as to form prior to final site plan approval. These documents shall contain language relating to the use and maintenance of common areas, open spaces, easements and private facilities and infrastructure.

Under this section, the applicant is required to list all utility providers for the proposed subdivision. The utility providers shall be listed on the cover sheet to comply with these requirements.

Finding #14: Stormwater Management (Section 10-1528):

There are two stormwater facilities in the proposed layout. These facilities are proposed as "wet detention" facilities, which require compliance with Section 10-208(12) and Section 10-265 of the LDC. Side slopes appear to be 6:1 which is the minimum required for a wet detention pond.

Finding #15: Public water supply and sanitary sewer (Sections 10-1529 and 10-1530):

A sewer lift station will be constructed in the northeast corner of the site. A point of connection for potable water is/will be available at the entrance of the subdivision. Connection to a central sanitary sewer and water system is required for the development proposal. The utility concept plan must be approved by the service provider. Once this has been approved, provide documentation or correspondence to the Leon County Growth Management Office.

Finding #16: Division 6.Plats.

The proposed site plan will require a recorded plat. No building permit shall be issued for a project that requires platting until the plat has been accepted and approved by the Board of County Commissioners and recorded in the plat books of the County. Final platting may commence only upon approval of the site and development plan by the Leon County Board of County Commissioners. Before platting, plans must be signed off by DRC members. The procedures for submitting a plat are provided in Section 10-1553 of the LDC.

Finding #17: On-Site Signs (Section 10-1811):

According to the proposed site and development plan sheet 3.2, a sign is proposed in the open space at the entrance of the subdivision. However, there is no sign easement or indication of the entity that will be responsible for the maintenance and upkeep of the sign and open area. Residential subdivision signs shall not exceed a height of ten feet nor exceed forty square feet in area. The signage shall only contain identification of the subdivision name, no sales information is allowed. Signs require building permits. Sign specifications and requirements will be reviewed when a sign permit is submitted subsequent to final site plan and plat approval.

Growth and Environmental Management Department recommendation:

Growth and Environmental Management recommends approval with conditions of the site plan for River's Landing Subdivision consisting of a 12 page plan with contract number 297.068, prepared by Eddie Bass and initials M.W. of Moore Bass Consulting, Inc. of Tallahassee, Florida with sheet numbers 1.0-6.0, dated April 13, 2005 and with revision date of September 12, 2005. The recommendation is based on the above referenced findings and the incorporation of the following conditions into the site and development plan:

1. Final site plan drawings must be signed and sealed by a registered state of Florida professional engineer.
2. Provide a draft copy of proposed covenants and restrictions to be imposed on the land, buildings, easements, open space or any structures/facilities relating to the use and maintenance of these areas.

3. Mitigation of transportation impacts is required in order to obtain a Final Certificate of Concurrency. See Finding #2.
4. List the proposed utility providers on the site and development plan cover sheet.
5. Provide documentation that the utility provider has fully approved a utility concept plan for the proposed subdivision layout.
6. Revise the site plan sheets to relocate the Type "D" landscape buffers in a separate tract of land outside of lots in favor of the HOA.

Responses to Notification:

- 49 notices mailed
- 1 response returned
- 2 returned as undeliverable

Attachments:

- Attachment #1: September 28, 2005 memorandum from Russell Snyder, TLCPD
- Attachment #2: October 2, 2005 memorandum from Grady Underwood, Environmental Review Specialist
- Attachment #3: September 29, 2005 memorandum from Tricia Gwaltney, LCSB
- Attachment #4: Returned response to DRC mail-out from Iris M. Bartlett of 5557 Split Oak Court

TO: Scott Brockmeier, Leon County Development Services Department
THRU: Roxanne Manning, Division Chief, Land Use Planning
FROM: Russell Snyder, Senior Planner
Tallahassee-Leon County Planning Department
DATE: September 28, 2005
SUBJECT: DRC Meeting on October 5, 2005 – River's Landing – Type C
Parcel ID#: 25-36-20-853-0000

Future Land Use Designation: MU-B

Zoning District: R-3

Findings:

- 1) The project is a proposed 34³ single-family attached and detached residential unit development on 79.15 acres. The property is located on the south side of Tower Road, approximately one-half mile from its terminus at the Ochlocknee River.
- 2) The proposed development has a density of 4.3 dwelling units per acre, which is consistent with the Low Density Residential Development Pattern in the Mixed Use B Future Land Use category and the R-3 zoning district, both of which allow up to 8 d.u./acre.
- 3) The project as proposed will have central water and sewer service, provided by Talquin.
- 4) Comp Plan Policy 1.6.3 [T] encourages interconnections for vehicular and pedestrian traffic between adjacent compatible developments; Policy 1.6.4 [T] encourages same for adjacent incompatible developments if the interconnection has the potential to reduce the vehicular traffic on external streets without adversely affecting the developments. The proposed project has only one access point, onto Tower Road

Preferred Design Alternative:

None

Deviation Request:

None requested

Recommendation:

The Planning Department has no objections to the project at this time.

Leon County, Department of Growth & Environmental Management

MEMORANDUM

TO: Scott Brockmeier
FROM: Grady Underwood *GU*
CC: File
DATE: October 2, 2005
RE: River's Landing
Type "C" Site Plan- Review Comments for DRC Meeting
Parcel ID: 25-36-20-853-000-0

We have conducted a preliminary review of the referenced project and determined that plan is consistent with stormwater, landscaping, and environmental protection requirements found in Section 10 of the Leon County Code of Laws (LCCL).

Environmental Review Processes and Required Documents:

The required Natural Features Inventory (NFI) was approved on 4/29/2005.

The Environmental Impact Analysis (EIA) was approved 9/21/2005.

Following final site plan approval, an application for a Standard Form Environmental Management Permit must be submitted. Project construction cannot commence until this application has been deemed complete and the permit is issued.

Following completion of project construction, an Operating Permit Application and As-Built Plans must be submitted for review and approval.

Recommended Conditions for Approval:

1. Provide Legend on plan for the different types of lines used on drawings.
2. Place note on plan concerning status of the 10' wide strip of land located between perimeter of parcel and the rear lot lines of perimeter lots.
3. On Sheet 3.0, delete "conservation areas" from item 3 under "NOTES".
4. On Sheet 3.0, indicate limits of required landscape buffers on the "TYPICAL LOT LAYOUTS".
5. On Sheet 3.0, place note on plan concerning requirement for permit form State for relocation of gopher tortoise population.

BOARD CHAIR
Shelia Conigan

BOARD VICE-CHAIR
H. Fred Varn



September 29, 2005

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Willia:

Post-It™ brand fax transmittal memo 7671		# of pages >	
To	Chairman, Dev	From	Leon Co. Schools
Co.	Review Comm	Co.	Planning
Dept.	Growth Mgmt.	Phone #	487-7257
Fax #	487-7956	Fax #	

Leon County Development
Review Committee
3401 W. Tharpe Street
Tallahassee, FL 32303

Dear Committee Members:

Leon County Schools' Planning Department offers the following comments with regard to the items on the October 5 Development Review Committee Agenda:

Jordan's Pass – Type "C" – Development of this parcel (198 units) is anticipated to have major impact to Leon County Schools. Currently, the school zones for this property are Sabal Palm Elementary, Belle Vue Middle and Godby High schools. All three schools are under capacity and have some room for student growth. However, a subdivision of this size may cause the schools to become over the class size reduction capacity.

~~Planned~~ Type "C" – Development of this parcel (342 units) is anticipated to have major impact on Leon County Schools. Currently, the school zones for this property are Springwood Elementary, Griffin Middle and Godby High schools. Springwood is now at 103% of its capacity. Griffin and Godby have some room to accommodate student growth. With a subdivision of this size, it is anticipated that approximately 500+ students will enroll at the above-named schools. We recommend that the proposed 5 foot sidewalk at the entrance to the subdivision be expanded to 6 – 8 feet. It is also recommended that the proposed 10 x 10 covered school bus stop be enlarged to accommodate a large number of students waiting for busses.

Hidden Pond Subdivision –Type "B" – Development of this parcel (30 units) is anticipated to have a negative impact on Leon County Schools. Currently, the school zones for this property are Hawks Rise Elementary, Deerlake Middle and Chiles High schools. All schools exceed the class size reduction capacity. At Deerlake and Chiles students are being accommodated with the use of relocatables. It is recommended that sidewalks be built from the entrance of the subdivision on Gardner Road connecting to Meridian Road where students will wait for busses.

Leon County Growth and Environmental Management Department, Development Services Division:

RECEIVED

OCT 04 2005

Growth and Environmental Management
Development Review

I/We as owner(s) of Lot 13, Block B-1837/2084, of the
Lakewood Estates

at the following street address:

5556 Split Oak Court

wish the following information to be considered by the Leon County Development Review Committee:

Infrastructure needs to be upgraded in the following areas:

1. Tower Road needs resurfacing and railroad tracks need to be elevated so that automobiles can traverse them without damage to the undercarriage. Tower is the only access to this proposed development. Need to assess whether Tower Road can sustain the increased traffic.
2. Counting Tower Oaks and Russel's Pond, River's Landing will be the third new subdivision in this area in the last 10 years, sheriff's deputies need to be added to the force; response times to complaints are already as much as 30 minutes in Lakewood Estates.
3. Additional equipment for the fire station serving the Capital Circle NW area to serve increased population.
4. This area currently has no youth/family recreational facilities except the rudimentary facility which now occupies the location proposed for Rivers Landing.
5. Number of animal control staff need to be increased; response times to complaints are inordinately long.

Iris M. Bartlett

(Signature)

IRIS M. BARTLETT

(Print Name)

Project Name: Rivers Landing type "C" Site and Development Plan
DRC Review: Wednesday, October 5, 2005